

BK: R 7737

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09/01/2015

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BY: LARRY CONRAD, JR.

ASSISTANT-HP

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GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$344.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 344.00

Parcel Identifier No. 6865-90-4176.00 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Donato Law, PLLC, 2016-A New Garden Road, Greensboro, NC 27410Brief description for the Index: LOT 15, Pecan RidgeTHIS DEED made this 1st day of September, 2015, by and between

GRANTOR

John Michael Rabey and wife,
Angela S. Rabey
609 Pecan Ridge Circle
Kernersville, NC 27284

GRANTEE

Barrett W. McCaine and wife,
LaTanya C. McCaine
Property & Mailing Address:
609 Pecan Ridge Circle
Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Kernersville, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF LOT #15, PHASE 3 OF PECAN RIDGE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 41, AT PAGE 86 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2430 page 3473.All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 41, page 86.

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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name)

Print/Type Name: John Michael Rabey (SEAL)

By: _____

Print/Type Name: Angela S. Rabey (SEAL)

Print/Type Name & Title: _____

Print/Type Name: Angela S. Rabey

By: _____

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

By: _____

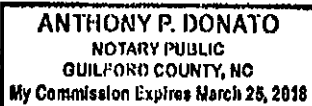
Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

Print/Type Name: _____

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that John Michael Rabey and spouse, Angela S. Rabey personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 1st day of September, 2015.



My Commission Expires: _____

(Affix Seal)

Anthony P. Donato Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

(Affix Seal)

Notary Public
Notary's Printed or Typed Name